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QUITCLAIM DEED

I, MARIE A. TOWER, Trustee of The Uphold Irrevocable Trust, u/d/t dated December 24, 1987, recorded with Worcester District Registry of Deeds In Book 11041, Page 82, of Milford, Worcester County, Massachusetts, under power conferred by said Trust and in accordance with the directions contained in said Trust, in Article II (A)

for the full consideration paid of: ONE \$ 1.00) DOLLAR

grants to: MARK A. TOWER, a single person, of 8 Park Street, Mendon, Worcester County, Massachusetts

With Quitclaim Covenants:

The land in said Mendon, Worcester County, Massachusetts, more particularly described as follows:

Being all and the same premises conveyed to Liberatore Ferrielli et ux. By deed of Vinton E. White et ux., said Deed dated April 15, 1954, and recorded with Worcester District Registry of Deeds in Book 3586, Page 201, and being more particularly bounded and described therein as follows: -

“Four certain parcels of land situated on the westerly side of Mendon Pond in said Mendon.

The FIRST of said parcels is that same land conveyed to said Henry W. Gaskill by Jesse A. Taft by deed dated December 24, 1900, recorded in Worcester District Deeds, Book 1667, Page 648, and described in said deed as follows:

BEGINNING at the northwest corner of the premises at the westerly abutment of a barway and at land of John T. Manson;

THENCE on said last named land, S. 85° 45' E., about forty-eight (48) feet to the shore of said Pond;

8 Paul S. Marston

THENCE bounding easterly on the shore of said Pond, by various lines to a stake at land of Elizabeth O. Wood;

THENCE on said last named land, S. 83° 30' W., about eighty-nine (89) feet to a stake and stones;

THENCE on same land N. 1° 30' E., about one hundred twenty-seven and five-tenths (127.5) feet to the place of beginning.

THE SECOND of said parcels is that same land conveyed to said Henry W. Gaskill by Elizabeth O. Wood, by deed dated March 27, 1902 and recorded in Worcester District Deeds, Book 1714, Page 242, and described in said deed as follows:

BEGINNING at the northwesterly corner of the premises at a black birch tree at end of wall, on land of John T. Manson and at other land of Amy B. Gaskill;

THENCE on said Mason's land on the wall, S. 72° 30' E., one hundred forty (140) feet;

THENCE on said land S. 85° 45' E., twenty-two (22) feet to land of the grantors;

THENCE on said last named land, S. 1° 30' W., thirty (30) feet to a spike at other land of Amy B. Gaskill;

THENCE on said last named land, N. 70° W., one hundred fifty-eight (158) feet to a stake;

THENCE on same land, N. 22° 30' W., twenty (20) feet to the place of beginning.

THE THIRD of said parcels is that same land conveyed to said Henry W. Gaskill by Mary L. Wood, by deed dated October 22, 1923, and recorded in Worcester District Deeds, Book 2315, Page 499, and described in said deed as follows:

BEGINNING at the northeasterly corner of the granted premises at a stone bound on the shore of said pond and at other land of grantors:

THENCE, running S. 83° 30' W., with said grantors' other land 89 feet to a stone bound at other land of Amy B. Gaskill;

THENCE S. 0° 50' E., with said Amy B. Gaskill's other land 70 feet to a stake at the shore of said pond;

THENCE easterly and northerly with the shore of said pond to the point of beginning.

THE FOURTH of said parcels is a certain easement or right of way described in the Deed of John T. Manson to said Henry W. Gaskill, dated May 31, 1901, and recorded with Worcester District Deeds, Book 1606, Page 511, which contains a right to pass and repass with teams or otherwise from the highway to grantors' land and the ice house thereon.

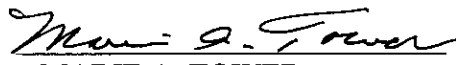
The described tract over which said easement is granted contains .47 acres and is more fully described in said Manson Deed (Book 1686, Page 511) to which reference may be had for a more complete description."

Being all of the same premises conveyed to this Grantor by Deed of Audrey Ferrelli, a/k/a Audrey M. Uphold, dated December 24, 1987 and recorded with said Worcester Deeds in Book 11041, Page 97.

TAX ID: 15-202-6


The undersigned MARIE E. TOWER hereby covenants that she is the sole and present Trustee of The UPHOLD IRREVOCABLE TRUST, that she is duly authorized by all of the beneficiaries of the said Trust, all of whom are of legal age, to execute and deliver this deed and that said Trust remains in present effect and has not been altered, terminated, amended or revoked.

Witness my hand and seal, this eighteenth day of November, 2010.



MARIE A. TOWER
Trustee

COMMONWEALTH OF MASSACHUSETTS)
County of Worcester) SS.

On this the 18th day of November, 2010, before me, Ernest P. Pettinari, the undersigned Notary Public, personally appeared Marie A. Tower, Trustee aforesaid, proved to me through satisfactory evidence of identity, which was a valid Massachusetts Driver's License, to be the person whose name is signed on the preceding document and acknowledged that she signed it voluntarily for its stated purpose.


Ernest P. Pettinari, Notary Public
(My Commission Expires: Jan 17, 2014)

(Seal)

 **ERNEST P. PETTINARI**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 17, 2014

ATTEST: WORC. Anthony J. Vigliotti, Register